Wain

HOMES


A place that lets you be you.
That says everything about you.
That feels good, feels right.
Where life can be beautifully imperfect.
And you love every moment of it.
YOUR KIND OF perfect

OTTERS REACH
DEVELOPMENT PLAN



1 Bedroom Homes
- The Chinley (CHI)

2 Bedroom Homes
- The Candlewood (CAN)
- The Oysterwood (OYW)

3 Bedroom Homes
- The Alder (ALD)
- The Coral (COR)
- The Laburnum (LAB)
- The Milton (MLT)

4 Bedroom Homes
- The Almond (ALM)
- The Candleberry (CBY)
- The Foxglove (FXG)
- The Hazel (HAZ)
- The Hornbeam (HOR)

5 Bedroom Homes
- The Ash (ASH)

S/S Substation
LEAP Local Equipment Area for Play

Affordable Homes

● Affordable Homes
∗ Affordable Rented Homes

(Location of affordable / rented homes is indicative)

NEW HOMES QUALITY CODE

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Wain HOMES

OTTERS REACH SPECIFICATION

CHINLEY | CANDLEWOOD | OYSTERWOOD | ALDER | CORAL | LABURNUM | MILTON
ALMOND | CANDLEBERRY | FOXGLOVE | HAZEL | HORNBEAM | ASH

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes*
- 1 ½ Bowl Inset Stainless Steel Sink and Tap to the Kitchen
- Single Bowl Stainless Steel Sink and Tap to Utility Rooms
- AEG Stainless Steel Double Oven (4 and 5 Bed Homes only)
- AEG Stainless Steel Single Oven (1, 2 and 3 Bed Homes only)
- AEG Induction Hob (60cm or 80cm dependent on housetype) with Silver Glass Splashback and Extractor Hood
- Electrolux Integrated Fridge Freezer (1, 2, 3 and 4 Bed Homes)
- Electrolux Full-Height Fridge and Full-Height Freezer (5 Bed Homes only)
- Electrolux Integrated Dishwasher (2, 3 and 4 Bed Homes)
- Electrolux Integrated Washing Machine
- White Downlights to Kitchen
- LED under unit lighting to Kitchen

BATHROOMS

- Roca Vanity Unit to Bathroom and En-Suite 1 in a Choice of Finishes*
- Roca Gap Sanitaryware to Cloakroom and En-Suite 2 in White with Semi Pedestals and Soft Close Seats
- Roca Gap Bath (where applicable)
- Aqualisa Downtown Brassware
- 2-Way Mixer Shower with Fixed Drencher and Adjustable Hose to Shower Cubicles
- Aqualisa Mian 3-Way Mixer Shower with Fixed Drencher and Adjustable Hose to Baths with no Separate Shower Cubicle
- Chrome Shower Cubicles
- Bathrooms and En-Suites to be Half-Tiled throughout with a Choice from Range*
- Shower Cubicles to be Fully Tiled with a Choice from our Standard Range*
- Half-Height Tiling to all Sanitaryware Walls in Cloakroom with a choice from our Standard Range*
- White Heated Towel Rail to Bathroom and En-Suites
- White Downlights to Bathrooms and En-Suites
- White Shaver Socket to Bathrooms and En-Suites

HEATING SYSTEM

- Air source Heat Pump with Hot Water Cylinder and Single Room Thermostat

OTHER INTERNAL FEATURES

- Amtico First LVT Flooring to Kitchen, Diner, Utility, Bathrooms, En-Suites and Cloakrooms in a Choice of Finishes*
- Carpets from our Standard Range to all other areas in a Choice of Finishes*
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts and Spindles to be Finished in White Satinwood
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5-Panel Oak Veneer Doors with Chrome Effect Door Furniture
- SpacePro Fitted Wardrobes with Sliding Doors to Bedroom 1+
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches throughout
- CAT6 Data Point to Lounge and Bedroom 1
- Television Aerial Socket to Lounge and Bedroom 1
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup
- White USB sockets to Kitchen, Lounge, Family Room and all Bedrooms
- System 3 Ventilation System

EXTERNAL FEATURES

- White PVCu Windows and Rear, Side and French Doors
- French doors to rear garden - on selected plots
- White PVCu Fascia's and Soffits
- Black Rainwater Goods
- Composite Front Door
- External PIR Lights to Front and Rear
- EV Car Charging Point
- Power and Lighting to all Garages
- External Tap
- Garage Doors
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- 1.8m Fencing to Rear Garden^

WARRANTIES

- 10-Year NHBC Buildmark Warranty
- 2-Year Wain Homes Warranty

*Upgraded Choices available. **Ultrafast Fibre is the latest in broadband technology that sees your broadband speeds faster than ever before – the next generation of internet, as fibre optic technology evolves, you'll already have everything you need in your property to get the benefits. Please note these services may be not fully active at completion stage until the relevant works have been completed by the service provider. +Excluding mirrors. ^Unless stipulated otherwise on the working drawings.

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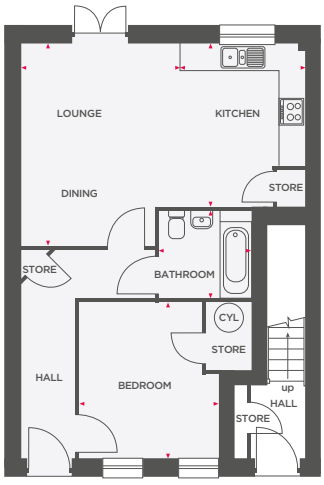
Wain HOMES



THE CHINLEY

1 BEDROOM APARTMENT

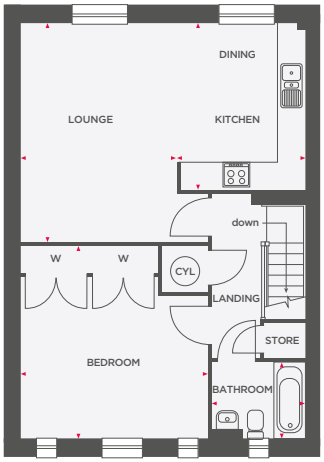
TYPE A



ENTRANCE TO TYPE B
(PLOTS 11, 12, 15 & 16)

Lounge/Dining	3800 x 4485	12'4" x 14'7"
Kitchen	2500 x 3610	8'2" x 11'8"
Bedroom	3070 x 3500	10'1" x 11'6"
Bathroom	2055 x 1950	6'9" x 6'5"

TYPE B



Lounge	3565 x 4855	11'8" x 15'11"
Kitchen/Dining	2740 x 3685	9'0" x 12'1"
Bedroom	4140 x 4290	13'7" x 14'1"
Bathroom	2060 x 1715	6'9" x 5'8"

(CYL) Depicts hot water cylinder W Denotes wardrobe

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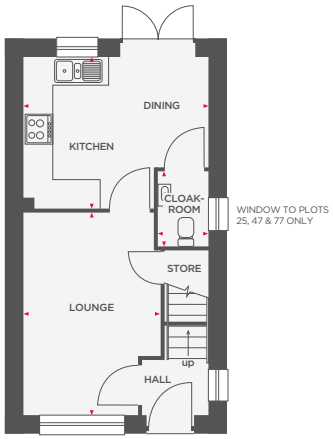
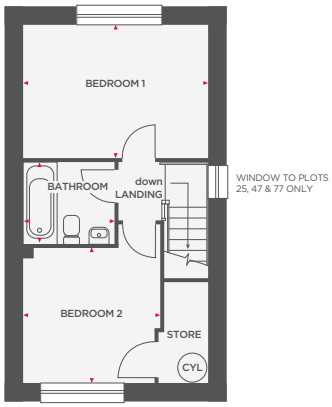
Wain HOMES



THE CANDLEWOOD

2 BEDROOM SEMI-DETACHED/TERRACED HOME





Lounge	2885 x 4270	9'6" x 14'0"
Kitchen/Dining	3885 x 3205	12'9" x 10'6"
Cloakroom	1050 x 1575	3'5" x 5'2"

Bedroom 1	3885 x 2815	12'9" x 9'3"
Bedroom 2	2885 x 2840	9'6" x 9'4"
Bathroom	1915 x 1715	6'3" x 5'8"

CYL Depicts hot water cylinder

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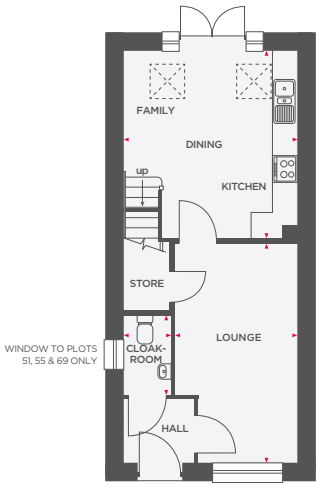
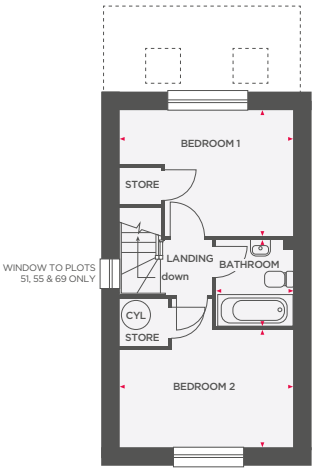
THE OYSTERWOOD

2 SEMI-DETACHED/TERRACED HOME





Lounge	2750 x 4930	9'0" x 16'2"
Kitchen/Dining	3885 x 4195	12'9" x 13'9"
Cloakroom	1050 x 1780	3'5" x 5'10"

Bedroom 1	3885 x 2830	12'9" x 9'3"
Bedroom 2	3885 x 2630	12'9" x 8'7"
Bathroom	1725 x 1930	5'8" x 6'4"

CYL Depicts hot water cylinder

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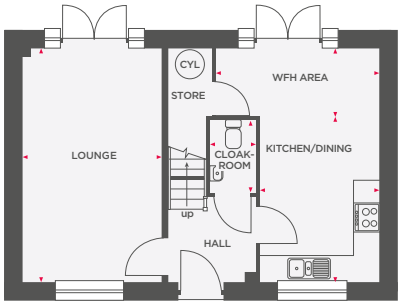
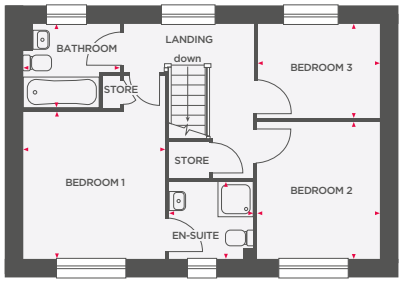
THE ALDER

3 BEDROOM SEMI/DETACHED HOME





Lounge	3150 x 5310	10'4" x 17'5"
Kitchen/Dining	2725 x 3765	8'11" x 12'4"
WFH Area	3730 x 1545	12'3" x 5'1"
Cloakroom	1050 x 1650	3'5" x 5'5"

Bedroom 1	3220 x 3335	10'7" x 10'11"
En-Suite	1925 x 1730	6'4" x 5'8"
Bedroom 2	2780 x 3075	9'1" x 10'1"
Bedroom 3	2780 x 2145	9'1" x 7'0"
Bathroom	2180 x 1890	7'2" x 6'2"

CYL Depicts hot water cylinder

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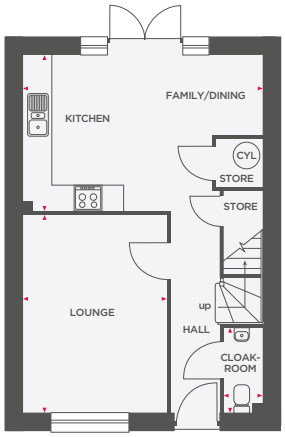
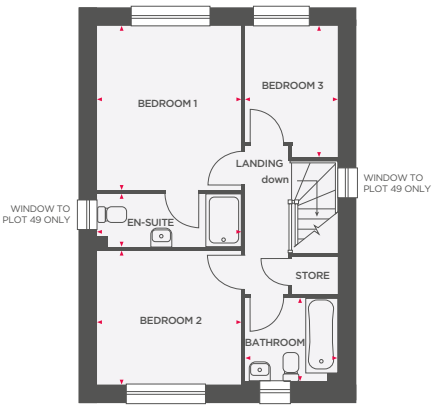
THE CORAL

3 BEDROOM SEMI/DETACHED HOME





Lounge	3255 x 4495	10'8" x 14'9"
Kitchen/Family	5425 x 3540	17'9" x 11'7"
Cloakroom	870 x 1930	2'10" x 6'4"

Bedroom 1	3255 x 3705	10'8" x 12'2"
En-Suite	3255 x 1210	10'8" x 4'0"
Bedroom 2	3255 x 3020	10'8" x 9'11"
Bedroom 3	2080 x 2970	6'10" x 9'9"
Bathroom	2075 x 1895	6'10" x 6'3"

CYL Depicts hot water cylinder

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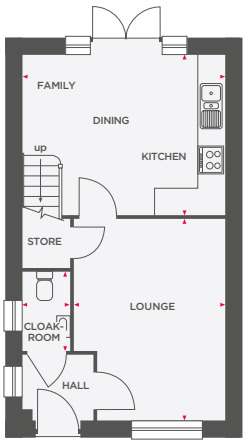
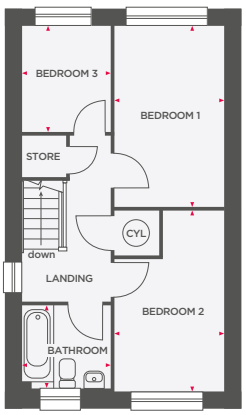
Wain HOMES



THE LABURNUM

3 BEDROOM SEMI-DETACHED HOME





Lounge	3370 x 4480	11'1" x 14'8"
Kitchen/Dining/Family	4505 x 3555	14'9" x 11'8"
Cloakroom	1065 x 1775	3'6" x 5'10"

Bedroom 1	2450 x 4000	8'0" x 13'1"
Bedroom 2	2450 x 4035	8'0" x 13'3"
Bedroom 3	1970 x 2315	6'6" x 7'7"
Bathroom	1970 x 1865	6'6" x 6'1"

CYL Depicts hot water cylinder

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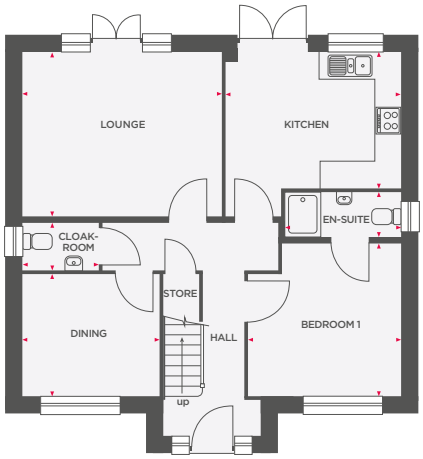
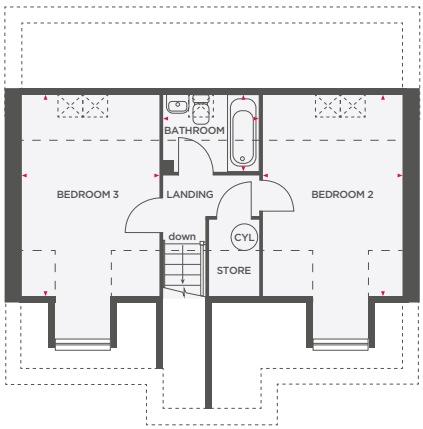
Wain HOMES



THE MILTON

3 BEDROOM DETACHED HOME





Lounge	4425 x 3660	14'6" x 12'0"
Kitchen	3925 x 3020	12'10" x 9'11"
Dining	3060 x 2725	10'1" x 8'11"
Bedroom 1	3415 x 3400	11'3" x 11'2"
En-Suite	2605 x 1010	8'7" x 3'4"
Cloakroom	1700 x 1050	5'7" x 3'5"

Bedroom 2	3090 x 4490	10'2" x 14'9"
Bedroom 3	3055 x 4490	10'0" x 14'9"
Bathroom	2130 x 1715	7'0" x 5'8"

(CYL) Depicts hot water cylinder – – – Reduced ceiling height

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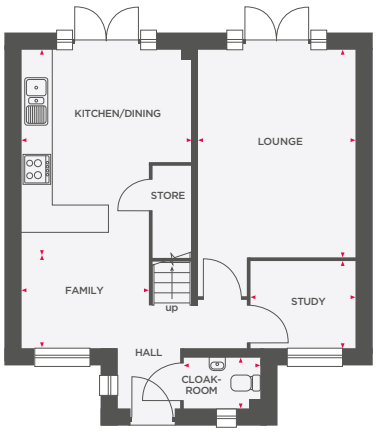
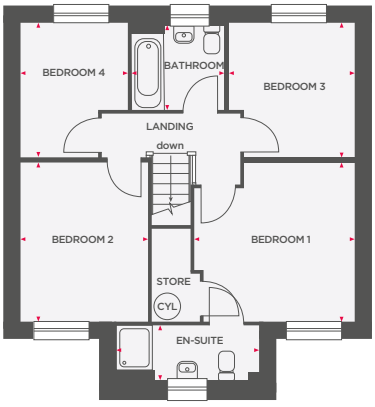
THE ALMOND

4 BEDROOM DETACHED HOME





Lounge	3510 x 4630	11'6" x 15'2"
Kitchen/Dining	3785 x 4265	12'5" x 14'0"
Family	2835 x 2395	9'4" x 7'10"
Study	2340 x 1945	7'8" x 6'5"
Cloakroom	1685 x 1150	5'6" x 3'9"

Bedroom 1	3575 x 3545	11'9" x 11'8"
En-Suite	3175 x 1210	10'5" x 4'0"
Bedroom 2	2835 x 3545	9'4" x 11'8"
Bedroom 3	2805 x 3005	9'2" x 9'10"
Bedroom 4	2395 x 3005	7'10" x 9'10"
Bathroom	2050 x 1890	6'9" x 6'2"

CYL Depicts hot water cylinder

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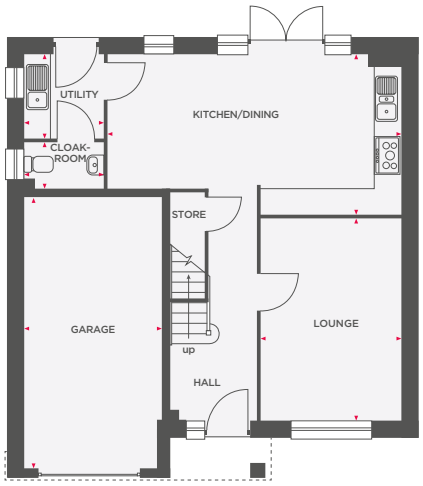
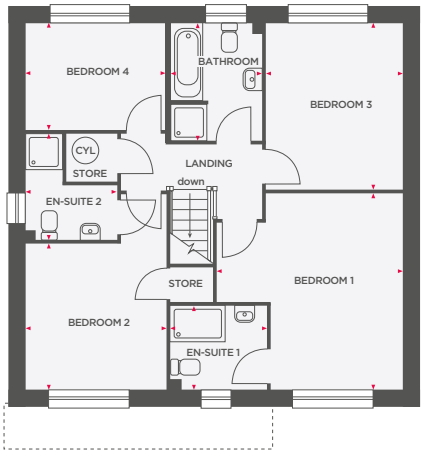
THE CANDLEBERRY

4 BEDROOM DETACHED HOME





Lounge	4475 x 3095	14'8" x 10'2"
Kitchen/Dining	6490 x 3535	21'4" x 11'7"
Utility	1770 x 1855	5'10" x 6'1"
Cloakroom	1770 x 1040	5'10" x 3'5"
Garage	6020 x 3065	19'9" x 10'1"

Bedroom 1	4105 x 4335	13'6" x 14'3"
En-Suite 1	2130 x 1840	7'0" x 6'0"
Bedroom 2	3115 x 3200	10'3" x 10'6"
En-Suite 2	2345 x 2035	7'8" x 6'8"
Bedroom 3	3675 x 2985	12'1" x 9'9"
Bedroom 4	3120 x 2375	10'3" x 7'9"
Bathroom	2605 x 2045	8'6" x 6'9"

(CYL) Depicts hot water cylinder

NEW HOMES QUALITY CODE

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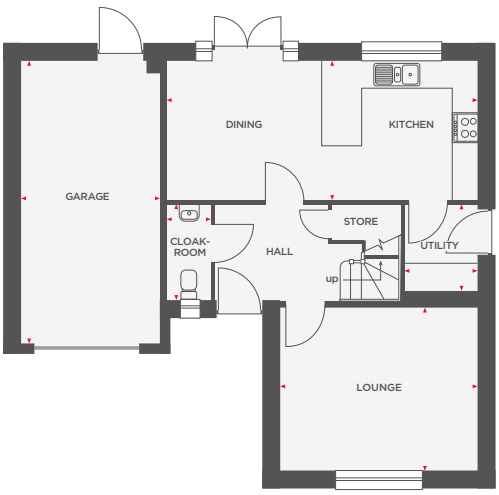
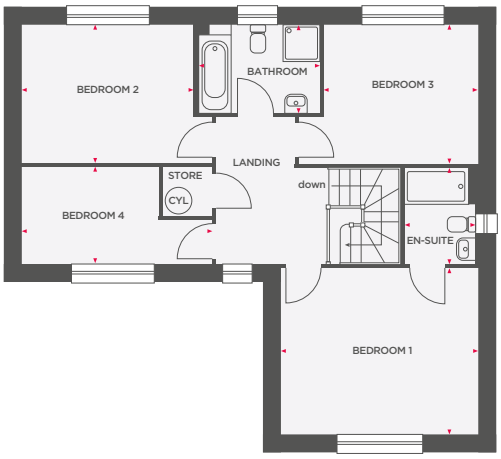
Wain HOMES



THE FOXGLOVE

4 BEDROOM DETACHED HOME





Lounge	4300 x 3565	14'1" x 11'8"
Kitchen/Dining	6775 x 3015	22'3" x 9'11"
Utility	1600 x 1875	5'2" x 6'1"
Cloakroom	960 x 2120	3'2" x 6'11"
Garage	2955 x 6175	9'8" x 20'3"

Bedroom 1	4300 x 3625	14'1" x 11'11"
En-Suite	1425 x 2090	4'8" x 6'10"
Bedroom 2	3745 x 3015	12'3" x 9'11"
Bedroom 3	3335 x 3000	10'11" x 9'10"
Bedroom 4	4145 x 2095	13'7" x 6'10"
Bathroom	2620 x 1930	8'7" x 6'4"

(CYL) Depicts hot water cylinder

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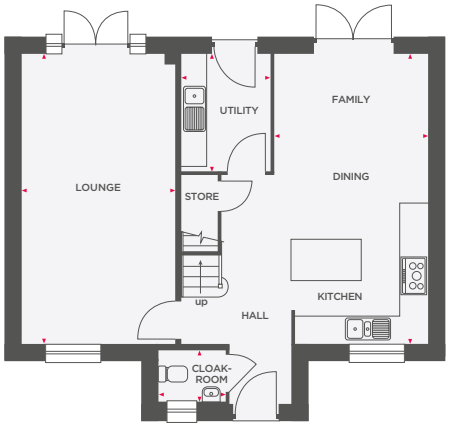
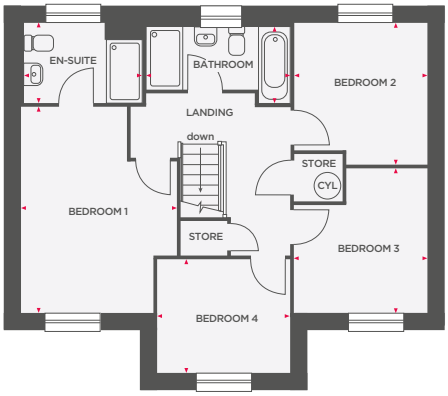
Wain HOMES



THE HAZEL

4 BEDROOM DETACHED HOME





Lounge	3405 x 6435	11'2" x 21'1"
Kitchen/Dining/Family	3410 x 6435	11'2" x 21'1"
Utility	1970 x 2595	6'5" x 8'6"
Cloakroom	1500 x 1150	4'11" x 3'9"

Bedroom 1	3470 x 4595	11'5" x 15'1"
En-Suite	2645 x 1750	8'8" x 5'9"
Bedroom 2	2925 x 3130	9'7" x 10'3"
Bedroom 3	2950 x 3220	9'8" x 10'7"
Bedroom 4	2950 x 2540	9'8" x 8'4"
Bathroom	3205 x 1715	10'6" x 5'8"

(CYL) Depicts hot water cylinder

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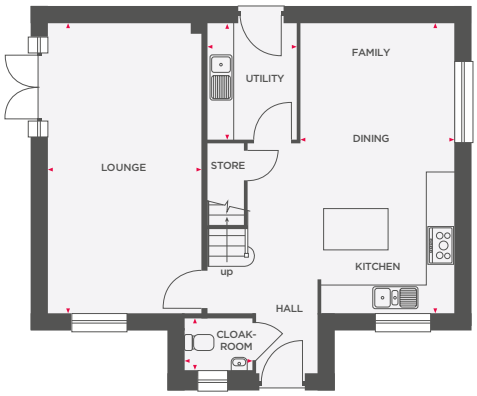
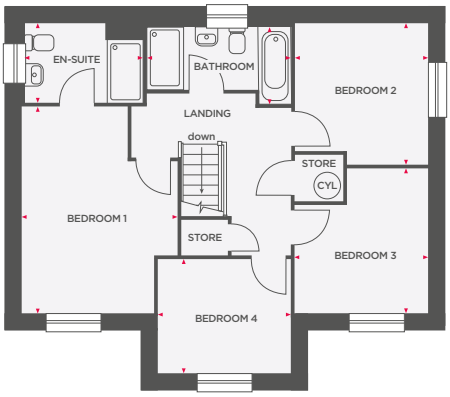
Wain HOMES



THE HORNBEAM

4 BEDROOM DETACHED HOME





Lounge	3405 x 6435	11'2" x 21'1"
Kitchen/Dining/Family	3410 x 6435	11'2" x 21'1"
Utility	1970 x 2595	6'5" x 8'6"
Cloakroom	1500 x 1150	4'11" x 3'9"

Bedroom 1	3470 x 4595	11'5" x 15'1"
En-Suite	2645 x 1750	8'8" x 5'9"
Bedroom 2	2925 x 3130	9'7" x 10'3"
Bedroom 3	2950 x 3220	9'8" x 10'7"
Bedroom 4	2950 x 2540	9'8" x 8'4"
Bathroom	3205 x 1715	10'6" x 5'8"

(CYL) Depicts hot water cylinder

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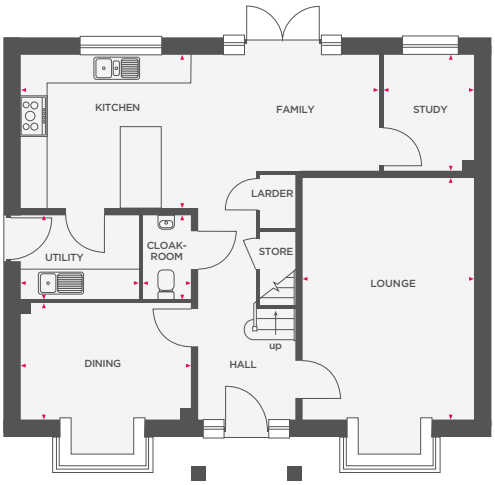
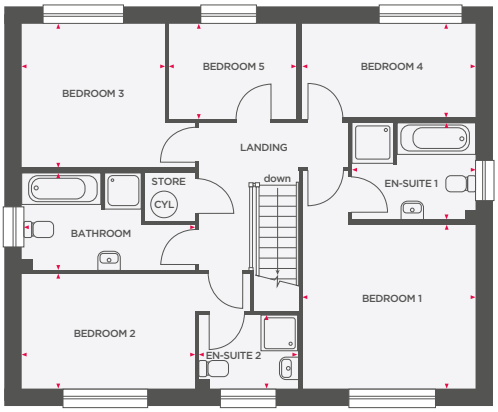
Wain HOMES



THE ASH

5 BEDROOM DETACHED HOME





Lounge	3735 x 5290	12'3" x 17'4"
Kitchen/Family	7865 x 3380	25'10" x 11'1"
Dining	3735 x 2540	12'3" x 8'4"
Study	1945 x 2570	6'5" x 8'5"
Utility	2585 x 1850	8'6" x 6'1"
Cloakroom	1065 x 1850	3'6" x 6'1"

Bedroom 1	3780 x 3600	12'5" x 11'10"
En-Suite 1	2715 x 2145	8'11" x 7'1"
Bedroom 2	3775 x 2525	12'5" x 8'3"
En-Suite 2	2175 x 1625	7'2" x 5'4"
Bedroom 3	3130 x 3150	10'3" x 10'4"
Bedroom 4	3775 x 2070	12'5" x 6'9"
Bedroom 5	2820 x 2070	9'3" x 6'9"
Bathroom	3775 x 2135	12'5" x 7'0"

CYL Depicts hot water cylinder

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